

Board of County Commissioners

Division of Planning & Development

Planning Department

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274
SunCom: 665-0270 • Website: <http://bocc.co.sumter.fl.us/plandevelop>



Development Review Committee Meeting **December 8, 2003**

Members Present: Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Becky Howard-Deputy Clerk, Skip Lukert-Building Official, Dan Hickey-Fire Services, Brad Burris-Fire Services, Keith Hunter-Environmental Health, Marie Keenum-911 Coordinator, Barry Ginn-Ginn Engineering, Michael Springstead-Springstead Engineering, Terry Neal-Attorney and Alysia Akins-Secretary.

The meeting convened at 2:02 P.M.

Mr. Helms moved to approve the minutes of the December 1, 2003 meeting.
Mrs. Howard seconded the motion and the motion carried.

Old Business

None

New Business

Tip Top Cabinets Mini-Warehouse Addition – Major Development – Preliminary Review

Bob Titterington and David Pughe, Civil-Tech Consulting Engineers, Inc., were present and requesting preliminary approval to construct 12 one-story mini-warehouses to consist of 3000 sf each. Staff comments were discussed. The dotted lines shown around the warehouses on the plans represent millings, grass and a swale. There will be yard lights, which the DRC recommends, but does not require, therefore, exterior lighting details should be provided. The gross square footage of the proposed buildings needs to be shown on the plans. The term "yard regulations" needs to be changed to setbacks. The consecutive lettering of the buildings needs to be corrected. The phases for the buildings should be labeled. The legend needs to be corrected regarding pages and details. The existing restroom facilities are to be utilized, in which handicapped accessibility will be needed. A second restroom facility will be required once the 30,000 sf threshold is surpassed. An easement agreement is needed for the 50' easement shown on the plans. A clearance letter from the Division of Historical Resources and survey and management plan for endangered species are needed. All regulatory agency permits are required. The existing 4" well has not been approved or permitted. Well testing requirements were discussed. Engineering comments were discussed. DOT will need notification of this project. Details are needed for the recycled asphalt that will be used for the driveway.

Revised calculations are needed for the basin area. The model needs to be revised and updated calculations are needed regarding the pond bottom area.

Mrs. Keenum arrived at 2:05 PM.

Mr. Helms moved to approve the request for preliminary review, subject to comments being addressed on revised plans and an easement agreement being submitted to Attorney Neal for her review. Mr. Ginn seconded the motion and the motion carried.

C & K Warehouses – Major Development – Engineering Review

Chuck Hyatt, project agent, was not present, but Jeff Head, Farner Barley and Associates, Inc., was present in his place and requesting engineering approval to construct 16,800 sf of warehouse and 4200 sf of office space. All regulatory agency permits are required. A permit is needed to abandon the existing septic tank shown on the plans.

Mr. Helms moved to approve the request for engineering review. Mr. Hunter seconded the motion and the motion carried.

VOS: Unit 87 – Major Development – Engineering Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering review to develop a 180-unit subdivision. Engineering comments were discussed. A speed limit sign is needed on Livingston Loop. The horizontal curve radius of C2 and C7 needs to be revised in order to meet green book standards. Construction details need to be referenced. Type “C” screening needs to be provided. All regulatory agency permits are required.

Mrs. Keenum made a motion to approve the engineering review, subject to revised plans being submitted addressing all comments. Mr. Lukert seconded the motion and the motion carried.

VOS: Southern Oak Villas – Major Development – Engineering Review

Lori Webb Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 93-unit subdivision. Engineering comments were discussed. Construction details need to be referenced. Precast walls need to be located on the plans. All regulatory agency permits are required.

Mr. Helms moved to approve the request for engineering review, subject to revised plans being submitted addressing all comments. Mr. Springstead seconded the motion and the motion carried.

Mrs. Webb-Paris requested additional research be done regarding the request for revised plans on Bellamy Villas. Mr. Helms and Mr. Springstead will check on this request.

VOS: Lake Miona Regional Recreation Center – Major Development – Engineering Review

Richard Busche and Christopher Germana, Kimley-Horne and Associates, Inc., were present and requesting engineering approval to construct a recreation center, sidewalk, patio, pavilion, pool, deck and bleachers. Engineering comments were discussed. Details on entry walls were discussed regarding any required permits or reviews. The walls are designed during the building permit stage and are based on variations of a common theme and utilized as landscape features. Line-of-sight concerns were discussed regarding the wall construction. All regulatory agency permits are required. Storm drain specs are needed. The grades on the walking trail were discussed.

Mr. Springstead moved to approve the request for engineering review, subject to all comments being addressed on revised plans. Mr. Helms seconded the motion and the motion carried.

VOS: Eagle Ridge Villas – Major Development – Engineering Review

Richard Busche and Christopher Germana, Kimley-Horne and Associates, Inc., were present and requesting engineering approval to develop an 82-unit subdivision. Engineering comments were discussed. All regulatory agency permits are required. Location of fire hydrants need to be shown on the plans. The location of all proposed walls and fences need to be shown. The sub-basin area needs to be verified. Storm drainage specs are needed. Speed limit and “No Outlet” signs are needed. All stop signs and street signs need to be shown on the plans.

Mr. Helms moved to approve the request for engineering review, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

VOS: Mount Vernon Villas (formerly Liberty Park Villas) – Major Development – Engineering Review

Richard Busche and Christopher Germana, Kimley-Horne and Associates, Inc., were present and requesting engineering approval to develop a 67-unit subdivision. The engineer had the same comments as the previous project.

Mr. Springstead moved to approve the request for engineering review, subject to all comments being addressed on revised plans. Mr. Helms seconded the motion and the motion carried.

VOS: Charter High School Arts Academy and Cafeteria Building – Major Development – Preliminary and Engineering Plan Review

Jeff Head, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct school buildings, a chiller building, a maintenance building and a softball concession area. Staff comments were discussed. The number of students will not be increased as a result of the improvements.

There will be a service yard. Additional information regarding exterior lighting, setbacks, building height and fire hydrants is needed. A boundary survey of the project is also required. Engineering comments were discussed. The existing grades at tie-in were discussed. The proposed roof drains will connect to the drain line. The handicapped path to the entrance needs to be delineated. Covered walk details will be reviewed during the building permit stage. There is no water service shown for the wash area. The existing fire hydrants need to be located on the plans. All regulatory agency permits are required.

Mr. Helms moved for preliminary and engineering plan approval, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 70 – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval on a 439-lot/3-tract subdivision. Surveyor, staff and clerk comments were discussed, all of which have been forwarded to the applicant.

Mr. Helms moved to approve the request for final plat review, subject to all comments being addressed on a revised plat. Mrs. Keenum seconded the motion and the motion carried.

VOS: Unit 87 – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval on a 180-lot/3-tract subdivision. Staff, surveyor and clerk comments were discussed, all of which have been forwarded to the applicant. There was a discrepancy found regarding Livingston Loop and Wyatt Terrace. Recording the basins shown on the plat was discussed.

Mr. Helms moved to approve the request for final plat review, subject to all comments being addressed on a revised plat and all engineering comments being addressed. Mrs. Keenum seconded the motion and the motion carried.

VOS: Unit 88 – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat review on a 74-lot subdivision. Staff and surveyor comments were discussed, all of which have been forwarded to the applicant.

Mr. Springstead moved to approve the request for final plat review, subject to all comments being addressed on a revised plat. Mr. Helms seconded the motion and the motion carried.

Q&A Public Forum

None

The next meeting is scheduled for December 15, 2003.

Mrs. Keenum moved to adjourn. Mr. Helms seconded the motion and the motion carried.

The meeting adjourned at 3:05 P.M.